

2009 REPORT OF THE PLANNING BOARD

The Planning Board held twenty-one regular public meetings in 2009. Four “Approval-Not-Required Plans” were endorsed creating four new building lots and lot lines for two existing lots were redrawn. Two Site Plan Reviews were discussed in detail at public meetings and both were approved.

In April, the Board held a public hearing to explain the details of the proposed zoning bylaw for *Accessory Apartments* and how it relates to the Town Plan. Also reviewed were the *Revised Definition for Lot Frontage and the updated Zoning Map which now includes the Rural Preservation Overlay District*. All were approved at the May 2009 Annual Town Meeting.

A new bylaw for *Home Occupations* that would allow occupations having little or no impact on the surrounding neighborhood to take place in a residential zone is currently being worked on. The proposed bylaw will require certain criteria be met and must have approval of the Board. The Board also supports the *East Princeton Village District Committee*, which was formed in June to determine how to define a village zone.

The Board has been working to help to shape the first proposed Open Space Residential Design (OSRD) development for a proposed 5-lot subdivision. Discussions have taken place in public meetings; however a formal application has not yet been submitted.

The Board continues to work with consulting engineers on technical matters involving the ongoing build out at the *Knoll at East Princeton*, a proposed 5-lot subdivision for Clayton Mosher, located near the junction of Main Street (Route 140) and East Princeton Road (Route 31).

Throughout the year a number of other matters came before the Board with varying outcomes. The Board also participates in CMRPC quarterly meetings and attends various workshops.

Meetings are typically held on the 1st and 3rd Wednesday of each month. Dates and times are posted at the Town Hall and on the website at www.town.princeton.ma.us. Residents are encouraged to attend and participate in planning issues. Thank you for your support.

Respectfully Submitted,

Brian Jackson, Chairman

Richard McCowan, Vice Chair

Members: Mark Canfield, Tom Daly and James LaChance

2009 REPORT OF THE ZONING BOARD OF APPEALS

The Zoning Board of Appeals received three (3) petitions in 2009. Public Hearings were held for each petition and the outcome is outlined below.

Public Hearings are scheduled on Thursdays as needed and are posted at the Town Hall and on the website.

PETITION #1:

Variance

Stimson, Craig & Steve
331 Mirick Road
Granted - 8/07/09

PETITION #2:

Special Permit

Prouty, Donald
Brooks Station Road
Granted – 08/07/09

PETITION #3:

Variance

Cassidy, William
Cassidy Bradway, Deborah
197 Worcester Road
Decision Pending
Hearing Continued to February 2, 2010

Respectfully Submitted,

John Puricelli, Chairman

Members: Henry Beth, Walter Kuklinski & alternate member Jon Fudeman